## PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

 or we,Maryland, Properties, Inc...legal owner...of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof. hereby petition for a Variance from Sections 355.1, 243,2 and 243,4 requesting a 30'

side yard instead of a 50' and/or 125' side yard, and from Sections 255, i. 243.3

and 243, 4 requesting a 39 rear yard instead of a 59' and/or 125' rear yard, and

from Section 243, 5 requesting an FAR of 41% instead of 25%

tron. Section. 541.5. FRIPERIUM AN INSTANCE OF the Zoning two Regulations of Ballimore County, to the Zoning two Patimure County; for the following reasons: (indicate hardship or practical difficulty)

Practical difficulty and hardship are present because the property is a part of the Greator Baltimore Industrial Park, an industrial complex with especially high standards with only large, highly regarded industries whose basic needs for space are above average and whose requirements for space utilization are estimated.

The required 50' and/or 125' side and rear yard setbacks and the 25% ane required by analyst 122 sine and rear yard setoacks and side 228.

FAR are impractical, since adjacent recidentially some land is part of the overall sture plan for industrial development as it is completely surrounded by industrially somed land.

#### See attached description

Petitioner's Attorney

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, positing, etc., upon filing of this tition, and further agree to and are to be bound by the zoning regulations and restrictions of

| Balimore County adopted pursuant to the Zoning | Law For Baltimore County.      |
|--|--------------------------------|
| 10.000000000000000000000000000000000000        | MARYLAND PROPERTIES. INC.      |
| Contract purchaser                             | J. Waster Jones Legal Owner    |
| Address  | Address 404 Jefferson Building |
|  | Towson, Maryland 21204         |

of November 196. 5 that the subject matter of this petition be advertised, as required by the Zoning, Law off Balteriore County, in two necespapers of general crires "on through and Baltimer County, that properly by posted, and that the public hearing be had been either Zoning Commissioner of Baltimore County in Room 106, County Office Balding in Towson, Baltimore 

> Zoning Commissioner of Baltimore County. (over)

Protestant's Attorney

## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DEC -8 '65 4 Date December 7 1955

TO Mr. John Rose Zoning Commissione Mr. H. B. Staab

Zoning Advisory Agenda November 30, 1965 November 30, 1965 Item #1; 8th District Property Owner: Maryland Properties, Inc., Location: NW/S Pepper Road & Wight Avenue Var: from Sec. 255, 1, 243, 2 & 243, 4

The Industrial Commission recommends that this request for a variance be granted because of the change in this area since the zoning map was adopted in 1955, and the Planning Office's position that the corridor between York Road and the Harrisburg Expressway south from Shawan Road to Timodium st. uld be zoned industrially.

> H. STAAB, Director Industrial Development

GCH:HBS:sk

and it appearing that by reason of the following finding of facts \_Practical\_dfffsulty\_ to permit a 30' side yard (W side) instead of the required 50' and/or 125' side yard; PVariance PRR of 115 Instead of 255'.

PVariance PRR of 115 Instead of 255'. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 12 same is granted, from and after the date of this order, to permit a 30' side yard (it side) instead of the required 50' and/or 125'; and a 725 or 125'; and to permit a 30' rear yard instead of the required 50' and/or 125'; and a 725 or 125'; and a 725 or 125'; and a 725' or 125'; and a 725'; and a 725 Pursuant to the advertisement, posting of property and public hearing on the above petition the above Variance should NOT BE GRANTED. IT IS ORDERED by the Zoning Commissioner of Baltimore County, this .... Zoning Commissioner of Baltimore County MICROFILMED BALTIMORE COUNTY, MARYLAND No.35736 OFFICE OF FINANCE DATE 1/12/66 court House P.O. Box 188 \$59.00 59.00 1-1806 1804 \* 35736 NP-1-1806 1804 \* 35736 NP-9.00 MPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECE!PTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE. BALTITORE COUNTY, MARY AND OFFICE OF FINANCE No.33571 12/4/65 COURT HOUSE TOWSON, MARYLAND 21204 ACH UPPER JECTION AND RETURN WITH YOUR REMIT 12-1060 saus . 33571 HW-

Beginning for the same at a point on the west side of Pepper Road 50 feet wide, coordinates of said point of beginning being North 69,574.03 and West 10,690.27 as shown on a plat entitled "Resubdivision of Block "B" Greater Baltimore Industrial Park", dated May 31, 1963, and recorded among the Plat Records of Baltimore County in Liber 2.R.G. 29, folio 65, and running thence binding on said west side or Pepper Read North  $16^{\rm O}$  23'  $16^{\rm H}$  West 270.00 feet, thence for a line of division South 72° 47' 30' West 524.99 feet to intersect the west side of Block B as shown on said Plat thence binding on part of the west side of said Block 8, South 16° 23' 16" East 290.00 feet to intersect the north side of Wight Avenue, thence binding on said northside of Wight Avenue as shown on said plat, North 72° 47' 30" East 504.99 feet, thence North 28° 12' 07"

Containing 3 491 acres of land more or less.

Being part of Block B as shown on plat entitled "Resubdivision of Block "B" Greater Baltimore Industrial Park", dated May 31, 1963, and recorded among the Plat Records of Baltimore County in Liber R.R.G. 29, folio 65.

### BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPO

Mr. John G. Rose Zoning Commissioner

Date. December 17, 1965

Mr. George E. Gavrelis, Director Office of Planning and Zoning

SUBJECT Petition \*66-156-A. Variance to permit a 30 foot side yard instead of the required 50 fect and/or 125 feet side yard; and to permit a 30 foot rear yard instead of a 50 foot and/or 125 feet; and requesting an FAR of 41% instead of 23%. Being the property of Mayland Poperties, Inc.

8th District

HEARING: Monday, January 3, 1966. (11:00 a.m.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and will offer no comment.

Side and rear yard and floor area ratio variances for Harylend Properties, Inc. Located W/S Pepper 84 & White & Sth District (Item 1, November 30, 1965)

The Zoning Advisory Committee has reviewed the subject petition and makes

ZONING ADMINISTRATION DIVISION: The use of the proposed building and parking requirements must be indicated on the publiconers plot plan.

The above comments are not intended to indicate the appropriateness of the sening action requeried, but to accure that all parties are mide aware of plane of the opprobleme that may have a bearing on this case. The livered mail/or the legaty Director of the Office of Planning and Sening will substit recommendations on the appropriateness of the requested soming 10 days before the Config Constitution may be in the property of t

The following members had no connect to offer

Fire Bureau—Plans Review Health Department Industrial Development Commission Board of Education Buildings Department State Enode Commission Bureau of Traffic Engineering Bureau of Engineering

Very truly yours.

JEDaylb

ces Mr. James E. Dyer-Zoning Administration Division

DEPARTMENT OF BALTIMORE COUNT Date of Posting . Coc. 17 1965 oth. District. Posted for langance Petitioner Maryland Competies, Inc. Location of property ask Carl of wagles are & feature below Location of Signer 16.00, P. 17 Maglet live & Spirit hel Date of return 1811. 23 1965 

CERTIFICATE OF POSTING

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building 111 W. Chesapeake Avanu Towson, Maryland 21204

Your petition has been received and accepted for filing this

Petitioner Haryland Properties, Inc.

Petitioner's Attorney

PETITION FOR A VARIANCE SA DISTRICT
ZONING: Petition for Variance for side and rear yarda.
LOCATION! Northwest corner of Wight Avense and Prepar
of Wight Avense and Prepar
URLIC HEARING: Room
108, County Office Building, 111
Warylind.
The Zoning Commissioner of
Baltimore Young, by authority.

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# OFFICE OF THE BALTIMORE COUNTIAN

THE HERALD - ARGUS

ORIGINAL

No. I Newburg Avenue

CATONSVILLE, MD.

19 65.

THIS IS TO CERTIFY, that the annexed advertisement of

December 20,

John G. Rose, Zoning Commissioner of Bultimore County

was inserted in THE BALTIMORE COUNTIAN, a group of shows weekly newspapers published in Beltimore County, Maryland, once a week for One secusion weeks before December, 19 65, that is to say 20th day of

the same was inserted in the issues of

December 16, 1965. THE BALTIMORE COUNTIAN

> By Paul & Morgan Editor and Manager & >>.

> > 19.55.

Petition for Variated rear yards. BONING: resulted and rear parts and and rear parts and and rear parts. LOCATION: Northwest corner of Wight Areans and Pepper Reed. DATE & TIME: Needay, January 1, 1964 at 11:00 A.M.
PUBLIC MEARING: Room 101, Country Office Besiding, 11 W. Chesspeak Avenue, Towass, Maryland.

#### CERTIFICATE OF PUBLICATION

| TOWSON, | MD.,.  |      | Decembe | T. | 16,  | 19_6 | 5. |
|---------|--------|------|---------|----|------|------|----|
|         | 5 20 L | 1593 | 127     | 25 | 0627 | 73   |    |

THIS IS TO CERTIFY, that the annexed advertisem published in THE JEFFERSO. NAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., as 1 time server rooms before the 3rd appearing on the 16th day of December

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$....

